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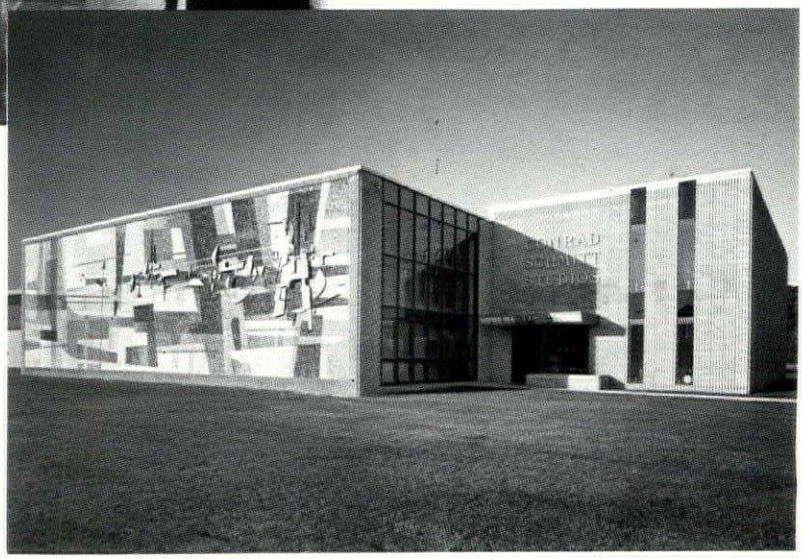

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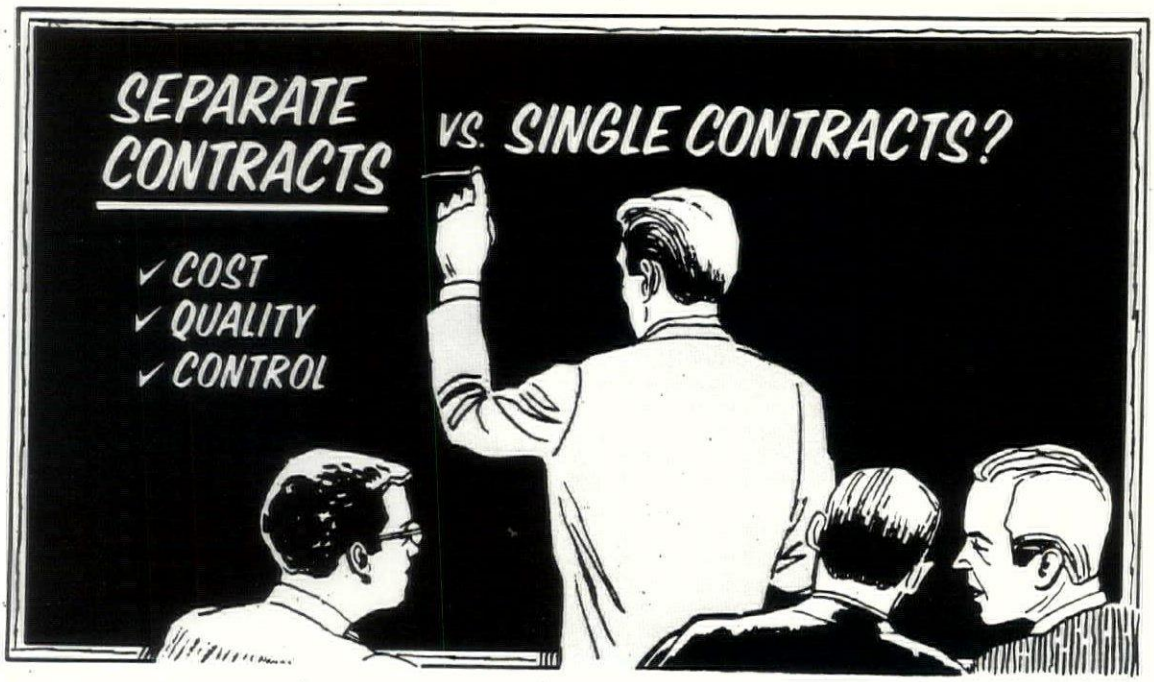

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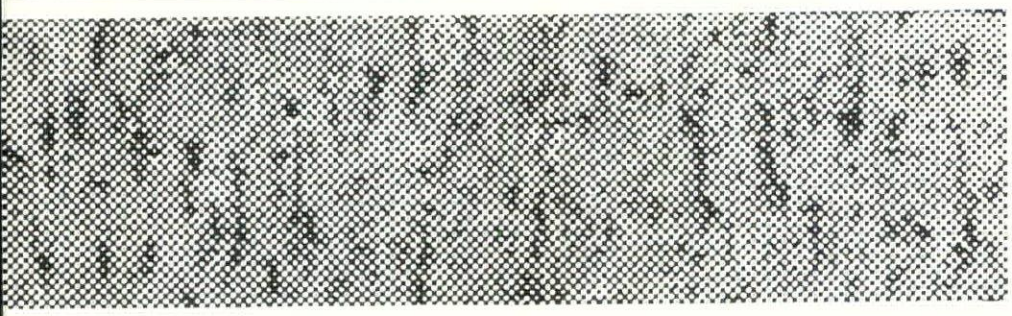

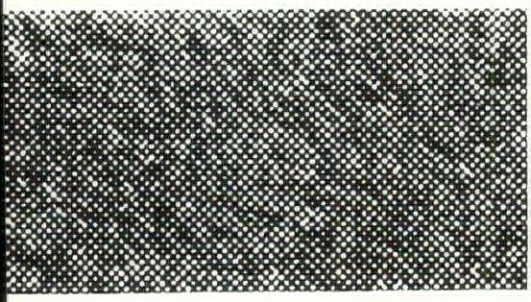

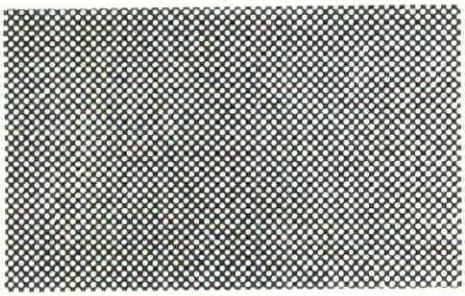

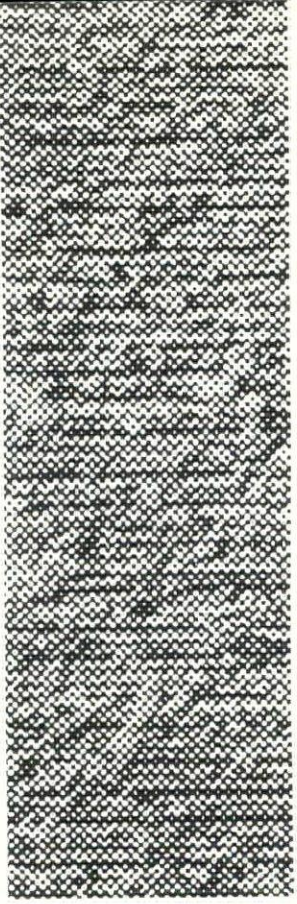

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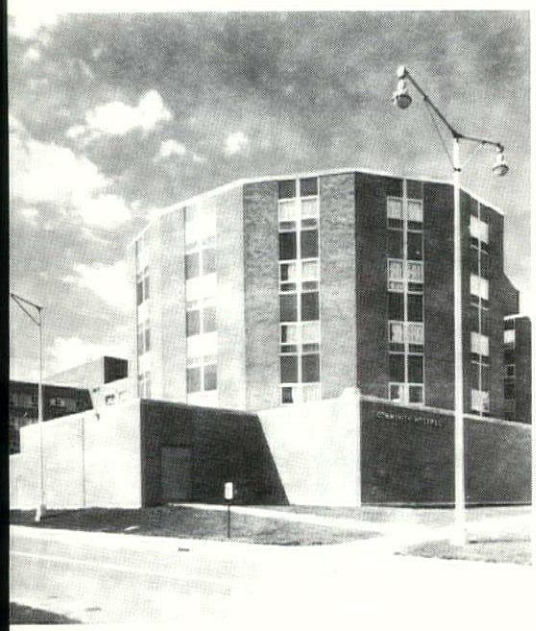

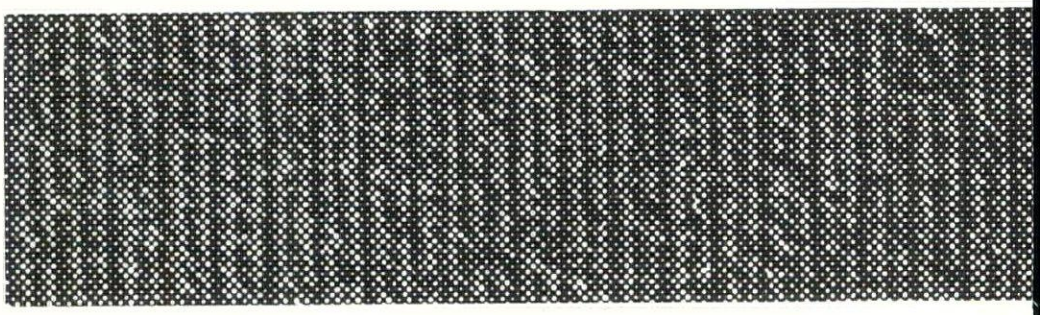

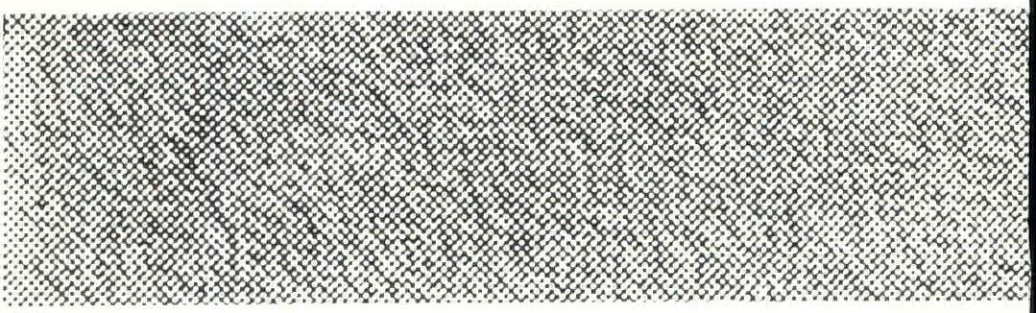

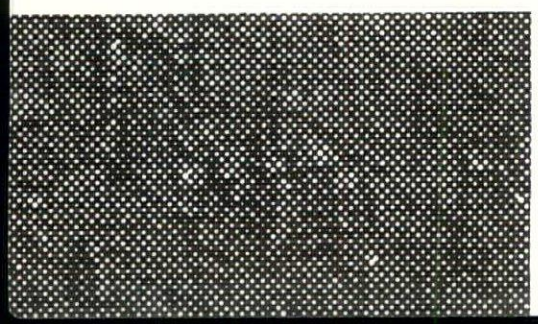

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Correction

Inadvertently, the name Albany Industries did not appear in the advertisement on Page 43 of the May issue of Wisconsin Architect. Our apologies to Duane Dixon and Albany Industries.

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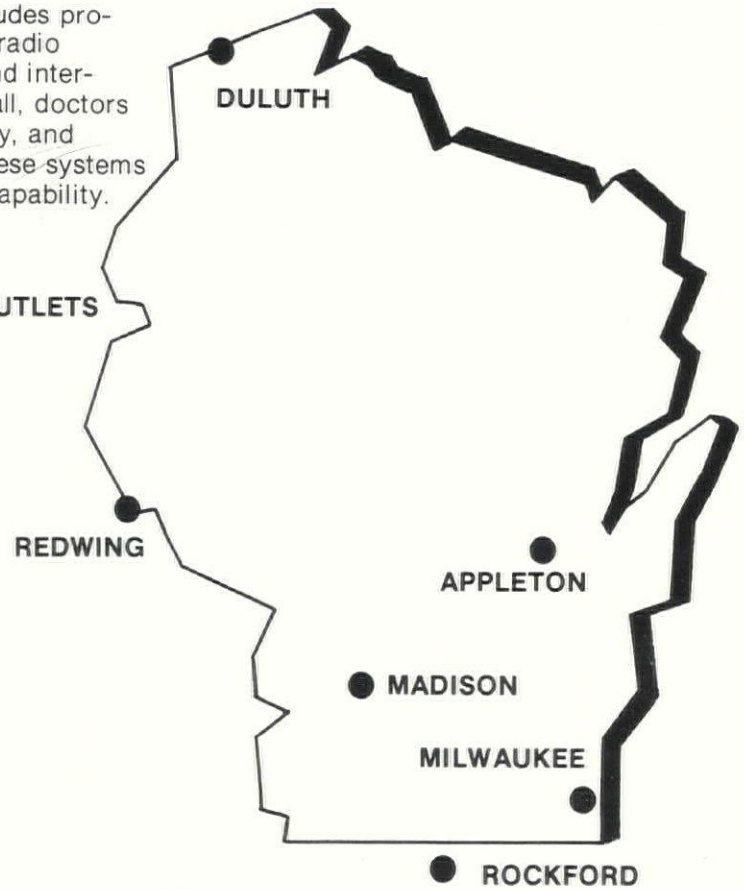

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MT. SINAI NEIGHBORHOOD WALKING TOUR

by Mary Ellen Wietczykowski

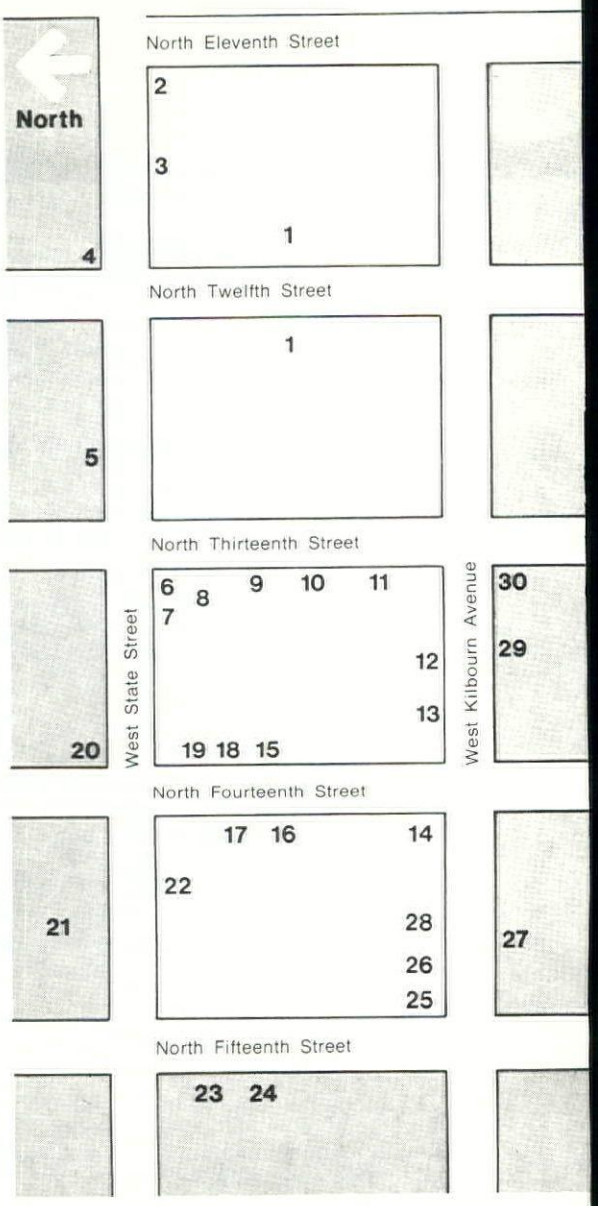
The subject of the Mt. Sinai Neighborhood Walking Tour booklet is a small section of a neighborhood located on Milwaukee's near west side, just north and west of the central business district. It is part of an area that has witnessed dramatic change in recent years — expansion of Marquette University to the south, freeway construction to the east, and, currently, development of the vast new Mount Sinai Medical Center along North Twelfth Street. Moreover, it is part of a district now undergoing urban renewal.

Designated the WAICO-Mt. Sinai Area, the proposed urban renewal neighborhood is bounded, generally, by West Brown Street, West Kilbourn Avenue, the north-south freeway, and North Seventeenth Street. Its revitalization is being carried out under terms of the Neighborhood Development Program, jointly funded by the federal government and the City of Milwaukee. The NDP concept, initiated by the Department of Housing and Urban Development five years ago, is relatively new to this community. It differs from conventional urban renewal in several respects — important among them, that it does not inevitably result in total clearance of the renewal area and that it does involve neighborhood residents, through their locally elected Project Area Committee, in various aspects of planning and implementation. Simply stated, the goal of NDP is to maintain a neighborhood while giving it new life.

Many factors are, of course, taken into account by Department of City Development personnel and PAC members as they look ahead to the district's revitalization. One such factor is the historic buildings survey, now a requirement for all federally funded renewal projects. Focussing on nineteenth and early twentieth century buildings — commercial blocks, churches, residences, and public buildings, the survey identifies the neighborhood's historic resources, the legacy of its past that may merit consideration in planning for its future. Renovated and recycled, significant older buildings can continue to enrich an area with their individuality and variety and, when fitting in with the urban renewal plan, can also serve as a stabilizing force, preserving continuity amid change.

The first historic buildings survey in the WAICO-Mt. Sinai district was undertaken last summer. It dealt with the Mt. Sinai NDP Action Area, a four-square-block section in the southeast corner of the redevelopment area. Specifically, the Action Area is defined by the south side of West State Street, west side of North Eleventh Street, north side of West Kilbourn Avenue, and east side of North Fifteenth Street.

Because the Action Area's older buildings are both numerous and exceptionally interesting and because the area itself is diminutive and compact, we have elected to present a portion of our survey findings in this walking tour guidebook format. In the pages that follow we discuss most of the two dozen buildings included in the survey, together with examples of more recent construction in the neighborhood and buildings located on the periphery of the Action Area — on the north side of State Street, west side of Fifteenth, and so on. We have identified the majority of the subject buildings and places by their historic names (original owners, original uses) and have given



their present street addresses. A map showing their locations and depicting the Action Area accompanies the text.

In addition to the author, those involved in survey research were Alfred Espinoza, Janet Hessler, Mark A. Latus, Paul Pagel, Peg Peterson, Norene Taibl, and John Thiel. The guidebook photographs were furnished by Earl and John Thiel, and the booklet was designed by Norene Taibl.

All of us are grateful for the cooperation and assistance of Edward J. Hayes, Commissioner, Department of City Development; William H. Claflin, Deputy Commissioner-Planning and Development, DCD; Vance Coleman, Deputy Commissioner-Operations, DCD; Bernard Nill, Assistant Director of Urban Design, DCD; Gerald Behling, WAICO-Mt. Sinai Project Director; Carl Madsen, a planner at the NDP Site Office; Thomas Bauch, White-Ro Housekeeping Apartments; and the staffs of the Local History Room, Milwaukee Public Library; Register of Deeds; Records and Research, City Hall; Milwaukee County Historical Center; General Office, Building Inspection; and Mount Sinai Medical Center.

The **Mt. Sinai Neighborhood Walking Tour** is published and distributed by the Department of City Development, Milwaukee, Wisconsin, with funds granted by the U. S. Department of Housing and Urban Development under the Neighborhood Development Program.

1. Mount Sinai Medical Center,
948 North Twelfth Street.

Our twelve-block walking tour begins at the intersection of North Thirteenth and West Kilbourn. To the northeast is the Mount Sinai Medical Center, under construction at this writing. When completed, the complex will occupy most of this block-square site and, according to a recent Mount Sinai publication, will contain such diverse facilities as surgical and obstetrical suites, cardiac and intensive care units, emergency, outpatient, community medicine and nuclear medicine departments, beds for 192 patients, a synagogue, and a meditation chapel. Strolling east on Kilbourn, we pass Mount Sinai's new Clinical Practice Center and, on the east side of Twelfth, the older hospital building, erected in 1914 and greatly enlarged in the ensuing decades. The hospital's origins predate even the earliest section of this building, for Mount Sinai was chartered in 1902, initially occupying rented quarters at Fourth and Walnut — then the center of Milwaukee's Jewish settlement. Over the years the hospital's achievements have been impressive: Mount Sinai was the first Jewish hospital in the nation to sponsor a Tay-Sachs screening program, has an epilepsy clinic unique in Wisconsin, offered the city's first outpatient dental department, and established the first intensive and cardiac care units in Milwaukee County. Though organized under sectarian auspices, Mount Sinai has long been committed to community-wide service, and the ongoing expansion program reflects this commitment. As Harry J. Plous, president of the Board of Trustees, states in **Once in a Generation:** "We will continue to make significant contributions to the Jewish community, but our first concern is, and will always be, the medical needs of our patients, regardless of religious affiliation, color or economic status."

2. Herman August Luedke House,
965 North Eleventh Street.

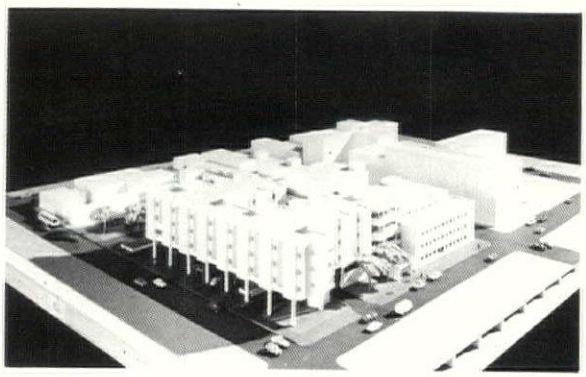
One finds evidence of Mount Sinai's growth not only in new construction but also in the hospital's acquisition and adaptive use of neighboring buildings. The next two items on our route are cases in point. Now housing Medical Center offices and the Psychiatry Clinic, 965 North Eleventh was originally a splendid private residence, designed by Milwaukee architects Charles D. Crane and Carl Barkhausen and erected in 1895-96 for an affluent Prussian-born businessman. Luedke was vice president of the John Pritzlaff Hardware Company and officer of several other prominent local firms.

3. American Luther Association Community House,
1113-1119 West State Street.

The year after H. A. Luedke's death in 1917 his widow Emma Pritzlaff Luedke sold their mansion to members of the American Luther Association, who converted it for use as a clubhouse. Five years later they erected the L-shaped brick building adjoining the Luedke house on south and west, a structure containing meeting rooms and two gymnasia. Georgian-inspired, it was planned by the Milwaukee architectural firm of Robert A. and Henry I. Messmer. Since 1960 both buildings have belonged to Mount Sinai.

4. Albert J. Lemke Block,
1138 West State Street.

As we continue west on State, we shall pass a variety of residential buildings — apartments, duplexes, former single-family homes — and a number of small commercial blocks as well, the latter attesting that for many decades this section of West State has been a neighborhood business district. One of the area's older existing commercial buildings is this picturesque brick edifice, now Court Drugs, Inc. It was built eighty-four years ago for a dealer in patent medicines, and the architect was one E. J. Peege. On the ground floor the street fronts have undergone extensive remodelling, but above the stores, the arcaded walls, dormers, and octagonal corner tower, though time-worn, are essentially unchanged.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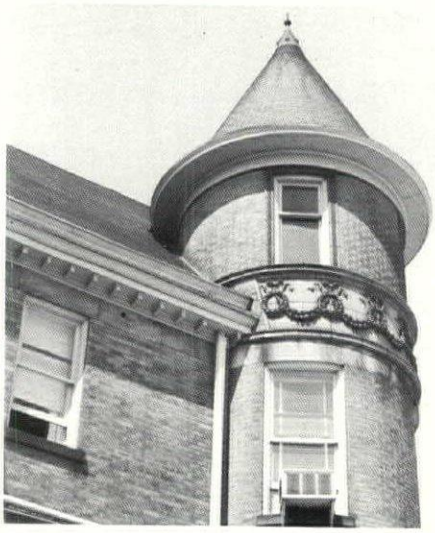
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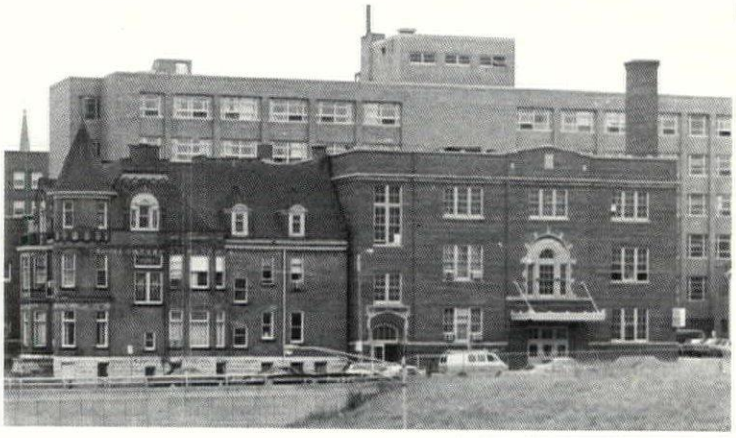
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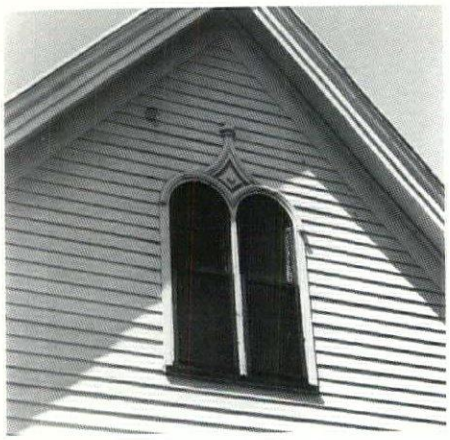

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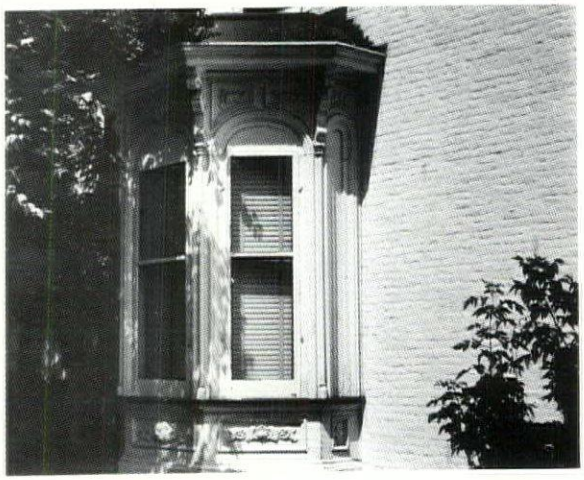

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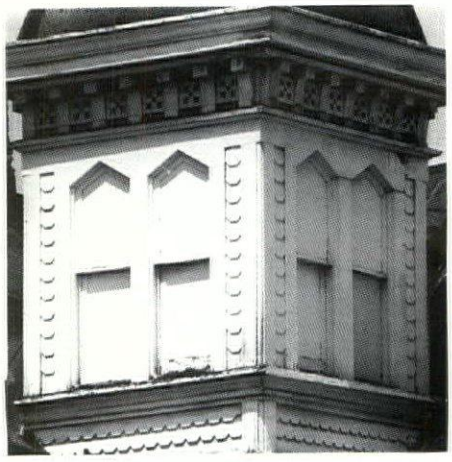


8. John Landguth (?) House,
949 North Thirteenth Street.

Taking note of the interesting old board-and-batten-sid barn at 954 North Thirteenth, we move on to a group nineteenth century residences on the west side of t street, all of them now belonging to White-Ro Housekee ing Apartments. Thus far, we have been unable to establi with certainty either the construction date or identity the first owner of the white frame house located at the re of this lot. The evidence on hand leads us to believe tha was built as a rental property, quite likely toward the end the last century. From 1874 to his death in 1882 the lo owner was Andrew Landguth (Andreas Landgut), an arc tect. In his will he bequeathed the property, describ as his "homestead", to his daughters Mary and Elizabe with John Landguth as their guardian. (John Landgu was a carpenter-contractor.) And it remained in the famil possession until 1921.

9. Louis Nicoud House,
937 North Thirteenth Street.

Commenting on the original owner of this Italian Villa her historic buildings survey report, Peg Peterson sa "Louis Nicoud was evidently a very good cook". She lates that in the 1860s he and Henry Ebert had operate restaurant and saloon in Walker's Point and that, subs quently, he became chief cook at the Plankinton Hous one of nineteenth century Milwaukee's finest hote What was surely a high point in his career came in Nove ber 1879 when he prepared the food for a dinner-recepti held in Chicago in honor of Ulysses S. Grant. Nicou Thirteenth Street residence was completed by 1874. H nearest neighbors were relatives: at 939 is the frame hou of c. 1878-79 first occupied by his brother Robert, a te graph operator, and at 931 stands the home of his daught Emilie and son-in-law Emil Shape, built c. 1873.

10. Emil Shape House,
931 North Thirteenth Street.

Shape was a Thirteenth Street celebrity. A telegrapher profession, he had won a front-page headline in the M waukee **Sentinel** for February 8, 1868: "The Greate Telegraphic Feat on Record", the paper proclaimed, g ing on to recount that on the previous evening "Mr. M. Shape, the telegraph operator in this city, sent ov the lines to St. Paul the enormous number of 2631 wor in one hour!" The **Sentinel** concluded: "We venture say that it will be long before any operator in the coun will be able to equal this feat. Mr. Shape has no equals the Union Station for speed or correctness. He promis that if any one will equal this feat he will improve up it." As it happened, his total was surpassed in May of t same year by a Bostonian named P. H. Burns. How Sha received the news we do not know, but it is clear that t **Sentinel** was less than overjoyed. Their reporter not that unlike Shape, who had set his record "in the ordina course of business," Burns had simply transmitted a pa sage from the works of Dean Swift, who "is celebrated using only the shortest words". The article ends: "Ho ever, we promise that Mr. Shape will say nothing abo the advantages which Burns enjoyed, but will give him c casion to practice on some more of the festive Dea moral writings".

12. Michael H. Cooke House,
1332 West Kilbourn Avenue.

The route now takes us past the large brick apartme block — with corner tower and rather monumenta treated entry — at 1324 West Kilbourn and brings us to small white house that also boasts a tower — this o crowned by a weather vane. The **History of Milwauke Wisconsin** published in Chicago in 1881 reports that Micha Cooke was born in Ireland in 1845 and that his family ca to the United States two years later. The elder Cooke wa teacher, and his son chose the same profession, commen ing work for the Milwaukee public schools in 1866 a becoming principal of the Second District School in 187 Michael Cooke built the house on Kilbourn Avenue (for erly Cedar Street) c. 1873-74.

13. Daniel B. Corcoran House,
1338 West Kilbourn Avenue.

Janet Hessler gathered material on the history of this residence for the survey project and has concluded that like its neighbor to the east, it was built for an educator — in this case, for D. B. Corcoran, a native of Utica, New York, who taught at various public and private schools in Wisconsin before being named principal of Milwaukee's Ninth District School in 1877. And she believes that the house was built between 1873 and 1881. There is no evidence that Corcoran ever lived here, however, and she discovered that the first owner-occupant was James H. Slater, an English-born grocer, who bought the property in 1885 and whose family then owned it through the first two decades of this century.

14. William A. Starke Row Houses,
903-919 North Fourteenth Street.

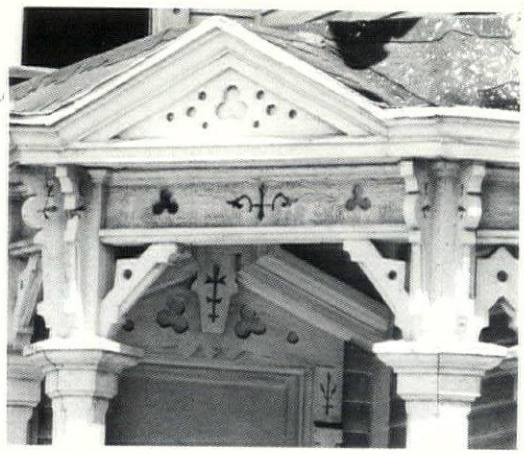
Students of nineteenth century domestic architecture will find much to interest them in our next set of buildings — the homes of North Fourteenth Street. Notable for both diversity and quality, these residences range in date from 1874 through 1897, in size from tiny to capacious. They present an array of once-favored achitectural styles and a variety of building materials. Many come down to us in reasonably good states of preservation. Their exteriors have been little altered over the years, and though most have served as rooming houses for a generation or longer, a few still possess substantial portions of their original interiors. First in the series is this handsome row house block, one of the neighborhood's most impressive buildings and one of the city's best remaining examples of the type. Not surprisingly, it was the work of a distinguished architectural firm — Henry C. Koch and Company of Milwaukee. The permit to build was issued in 1897, and we note that during this decade Koch's firm also furnished the plans for such prominent Milwaukee buildings as City Hall, the Pfister Hotel, and the nearby Roman Catholic Church of the Gesu.

15. Andrew Boll Cottage,
930 North Fourteenth Street.

Erected for a German-born confectioner, the modest little white wood dwelling on the east side of Fourteenth can be dated c. 1874. The Boll house is set back from the sidewalk and stands on a well-tended lot bordered by a picket fence and shaded by a fine old maple tree. Its pleasant setting is further enhanced by the vine-covered wall of the building on the south. (This adjacent structure is, incongruously enough, a commercial garage, constructed in 1921, and recently painted bright red.)

16. John Meunier House,
931 North Fourteenth Street.

Marksman, gunsmith, outdoorsman, and businessman, John Meunier numbered among the neighborhood's more illustrious residents. He was born in Ramrath, Germany in 1834 and settled in Milwaukee in 1858, founding the gun company that, an **Evening Sentinel** story tells us, grew "to be one of the leading establishments of its kind in the northwest". This article also reports that Meunier's father and grandfather had been award-winning marksmen and that while still in his teens Meunier had become an expert sharpshooter. His success in the sport continued unabated in this country: the Milwaukee **Sentinel** Index is full of references to competitions he won during the 1860s and '70s, and a newspaper account written at the time of his death in 1919 states that in the course of his long career he had earned seventy-six gold medals. His victories had included both state and national championships and led to his coronation as **Schuetzen Koenig** of Wisconsin in 1870. In 1894 he built this spacious brick home, designed by local architects Henry J. Van Ryn and Charles L. Lesser. Combining picturesque asymmetry of plan and elevations with classicizing details, it is typical of large-scale Milwaukee residences of the period. Sad to say, the Meunier house was damaged by fire in late August 1973. As this guidebook goes to press, it is still standing, but its future is in doubt.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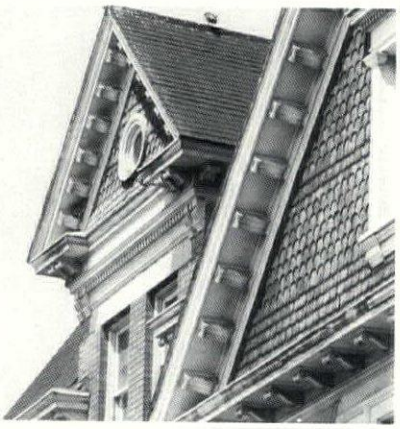
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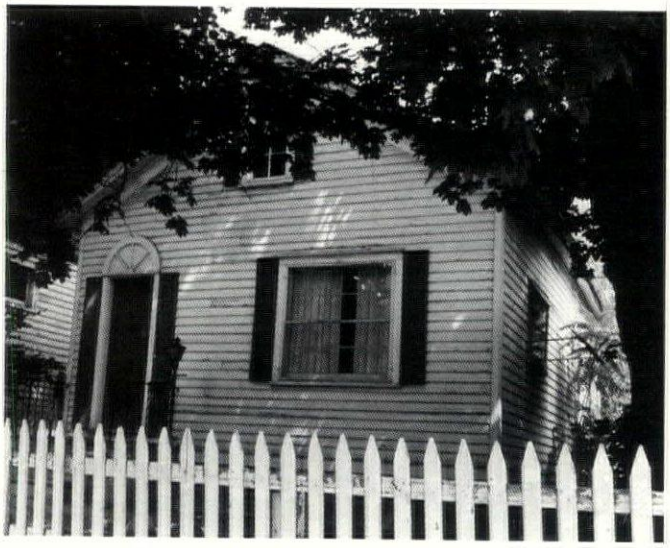
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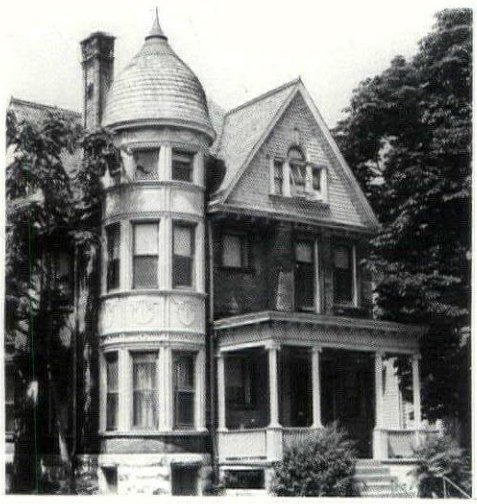
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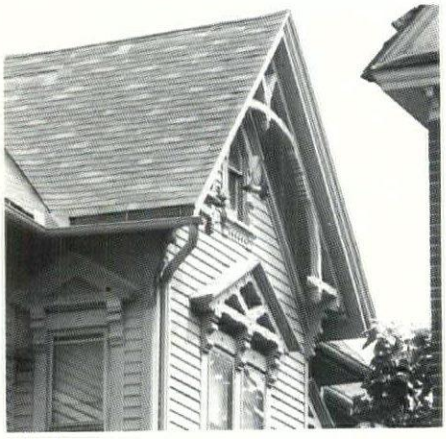

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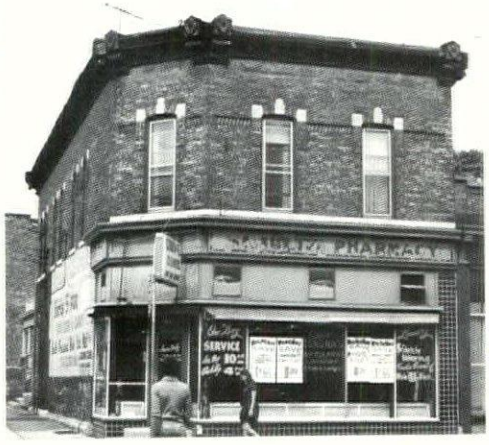

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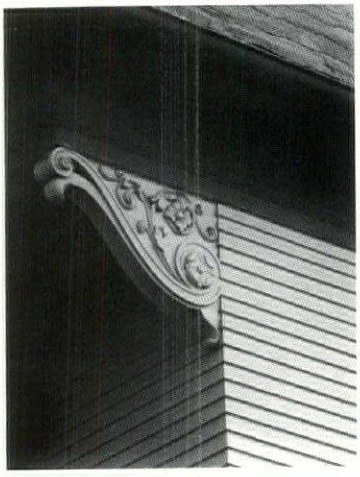

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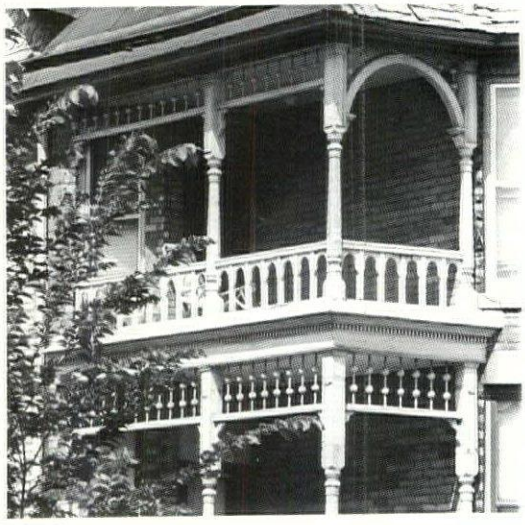

17. Charles Kannenberg House,
937 North Fourteenth Street.

Meunier's neighbor to the north was Charles Kannenberg, whose frame house dates from c. 1882-83 and is given considerable charm by the wood ornament at its vergeboard, windows, and entrance porch. A confectioner by trade, Kannenberg worked for the George Ziegler Company of Milwaukee for many years and in 1911 sold his house to his employer. In 1913 it was purchased by Josephine Barbara (Mrs. Harry W.) Zummach, whose husband was then an auditor at the Germania National Bank.

19. Elizabeth Pabst House,
942-944 North Fourteenth Street.

Most fortunately, the exterior of this delightful Victorian home remains much as it was ninety years ago. A frame building with narrow clapboard siding, it features intersecting gabled roofs that terminate in decorative vergeboards, pedimented windows, and two ornamental porches, both surmounted by dainty iron cresting. The house belonged originally to another of the area's German-born citizens, the widow of Gottlieb Pabst, and was built between 1881 and 1883. By 1883-84 one Herman A. Schirmer was also residing here, and in 1890, the year after Mrs. Pabst's death, he purchased the property. Members of the Schirmer family owned it until 1962. Today, the Pabst house, like many other buildings in the block defined by Thirteenth, Fourteenth, State, and Kilbourn, belongs to White-Ro Housekeeping Apartments.

20. Jacob V. V. Platto Block,
1340 West State Street.

Returning to West State, we find yet another early-day commercial building — the block currently housing Corona's Cleaners. Norene Taibl and John Thiel, who traced its history, believe that this building was erected as an income property for Platto, about whom the 1881 **History of Milwaukee, Wisconsin** has these words: "J. V. V. Platto, attorney at law, is a native of Schenectady, N. Y., being born January 17, 1822. He received his education in Albany . . . was admitted to the Bar before the Supreme Court, Albany, in 1845. In 1848, he came West, to Milwaukee, and engaged in the practice of law, and since then, for the past thirty-three years, he has successfully practiced his profession. In 1861 and 1862, he was a member of the General Assembly of the State . . . Mr. Platto is one of the oldest members of the Milwaukee Bar." The evidence of city directories indicates that Platto's block at Fourteenth and State had been completed by 1873. Among his earlier tenants were Louis Meyer and the firm of Christian Widule and Adam Conrath. All were druggists; all were German-Americans, Meyer and Widule having come from Prussia, Conrath from Darmstadt; and all had arrived in Milwaukee between 1848 and 1852 — so nineteenth century biographies inform us.

22. Mathaeus Buckelmueller Flats,
1409-1411 West State Street.

City directories and other nineteenth century sources cite the Bavarian-born Buckelmueller as a painter and dealer in stoneware, crockery, glass, and tinware, with store and residence on the southwest corner of Fourteenth and State. And they record that as time went by his investments included several lots in this neighborhood, along with the frame apartment building erected just west of his shop in 1894. For the flats his architects were Jacob Jacobi and Company of Milwaukee.

23. Joseph Pimpl House,
951-953 North Fifteenth Street.

Most appealing of all the older homes in the 900 block of North Fifteenth is this quaint brick house, embellished with shingle and carved stone trim and two elaborate wood porches. Its first owner was a native Milwaukeean, the son of Austrian-American parents. He was a carpenter and, quite possibly, was involved in designing and building his home. Its date is 1893.

25. Conrad Trimborn House,
1436 West Kilbourn Avenue.

In plan and elevations, in such features as the corner tower, Palladian windows, and Ionic-colonnaded porch, Trimborn's house calls to mind the John Meunier home (No. 16). Both are good examples of a residential style, still to be named by architectural historians, that enjoyed considerable popularity among Milwaukee architects and their more prosperous clients during the late nineteenth century. Here the style has been interpreted in dark red brick, brown shingles, gray stone, and white-painted wood. Trimborn's architect was Frederick Velguth, who is best remembered by Milwaukeeans as designer of Trinity Evangelical Lutheran Church on North Ninth Street, dedicated in 1880 and designated as a Milwaukee Landmark six years ago. Velguth drew the plans for this house in 1893, when the owner, formerly a partner in Trimborn Brothers, had just joined C. H. Starke and Company, dredging contractors. By the following year Trimborn had become secretary of the Starke organization. And in later years he served as president of the Milwaukee Bridge Company.

27. Joseph Breslauer Duplex,
1425 West Kilbourn Avenue.

On the south side of Kilbourn, opposite the Trimborn properties, are two imposing Victorian residences first owned by members of the Breslauer family, partners in the wholesale liquor dealership of A. Breslauer and Company. Later of the pair is this double house, a Crane and Barkhausen design dating from 1897. The adjacent home on the west was built c. 1891-92 and, in the beginning, belonged to Abraham Breslauer.

28. Frederick Kraus House,
1416 West Kilbourn Avenue.

This charming Italianate house, with round-arched and oval windows, boldly projecting cornices, and a spacious front porch, dates back to the mid-1870s. It is, we believe, the oldest building of any kind remaining on this block. Carpenter Frederick Kraus bought the lot from George and Rosalie Schaefer in 1873 and had moved into his new home by the time that the 1875-76 **Milwaukee City Directory** was compiled.

29. Christopher H. Starke-
Charles H. Baerwald House,
1327 West Kilbourn Avenue.

Affectionately dubbed "the little castle on Kilbourn" by survey project workers, this is a captivating building, rich in ornamental detail. One notes with delight the decorative metalwork along the ends and ridges of the gabled roofs, the curious little colonettes in the tower's attic story, the denticulated wood trim, the stone lintels of first and second floor windows — compositions uniting rock-faced surfaces with carved leaf patterns that are almost Art Nouveau in flavor. Mark Latus, who assisted with research into the home's history, learned that while the building permit application lists C. H. Starke as owner, the original occupants were Starke's daughter Matilda and her husband C. H. Baerwald, an insurance agent. H. Paul Schnetzky designed their residence in 1897.

30. Strack Apartments,
1303-1319 West Kilbourn Avenue.

With the handsome early twentieth century apartment block on the southwest corner of North Thirteenth and West Kilbourn we return to our starting point and conclude the walking tour. The Strack (Straack) Apartments opened fifty-eight years ago, and, according to documents on file at the General Office, Building Inspection, were designed, erected, and owned by the Strack Realty Company. Which member of the firm was responsible for planning the building we have not yet ascertained, but we salute him for a design at once strong and subtle.

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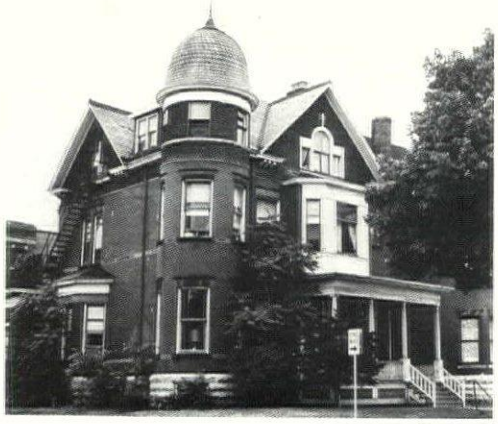

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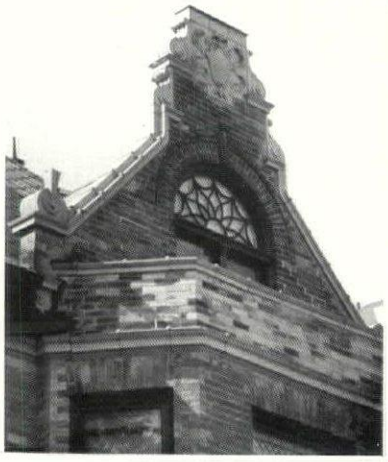

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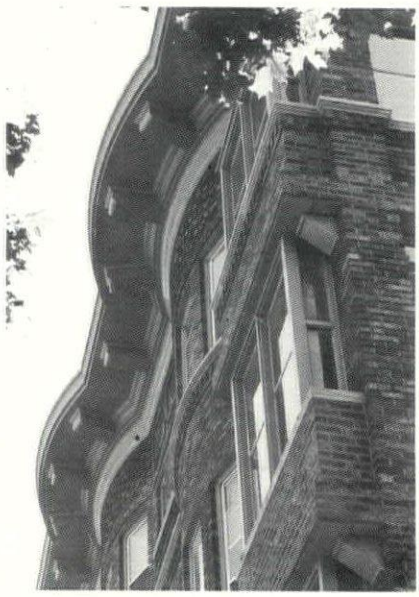

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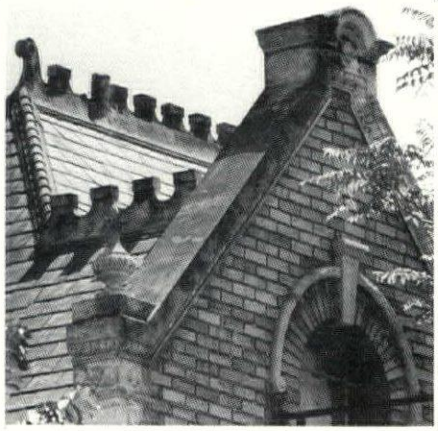

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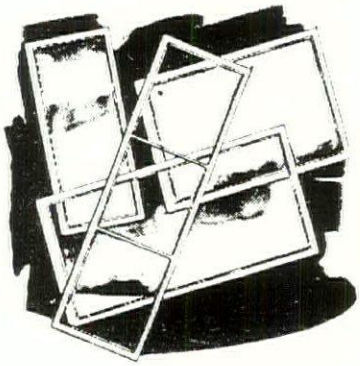

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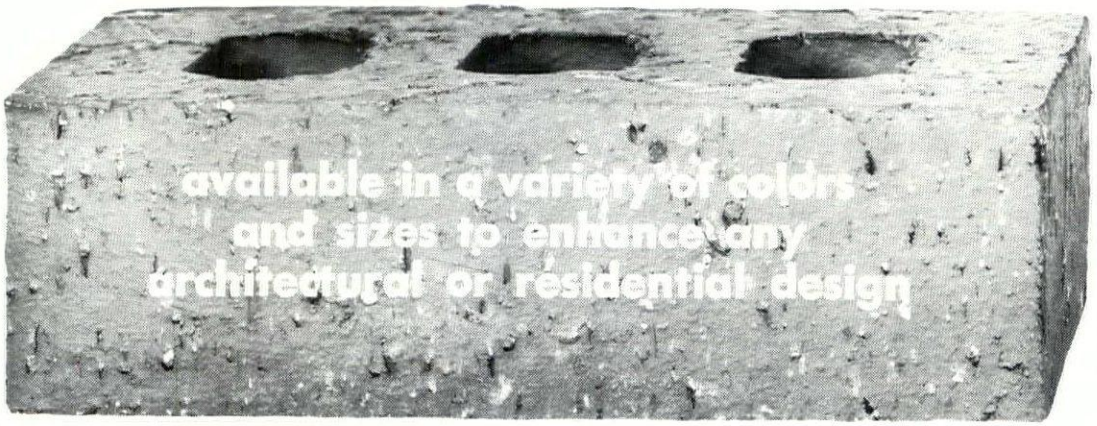

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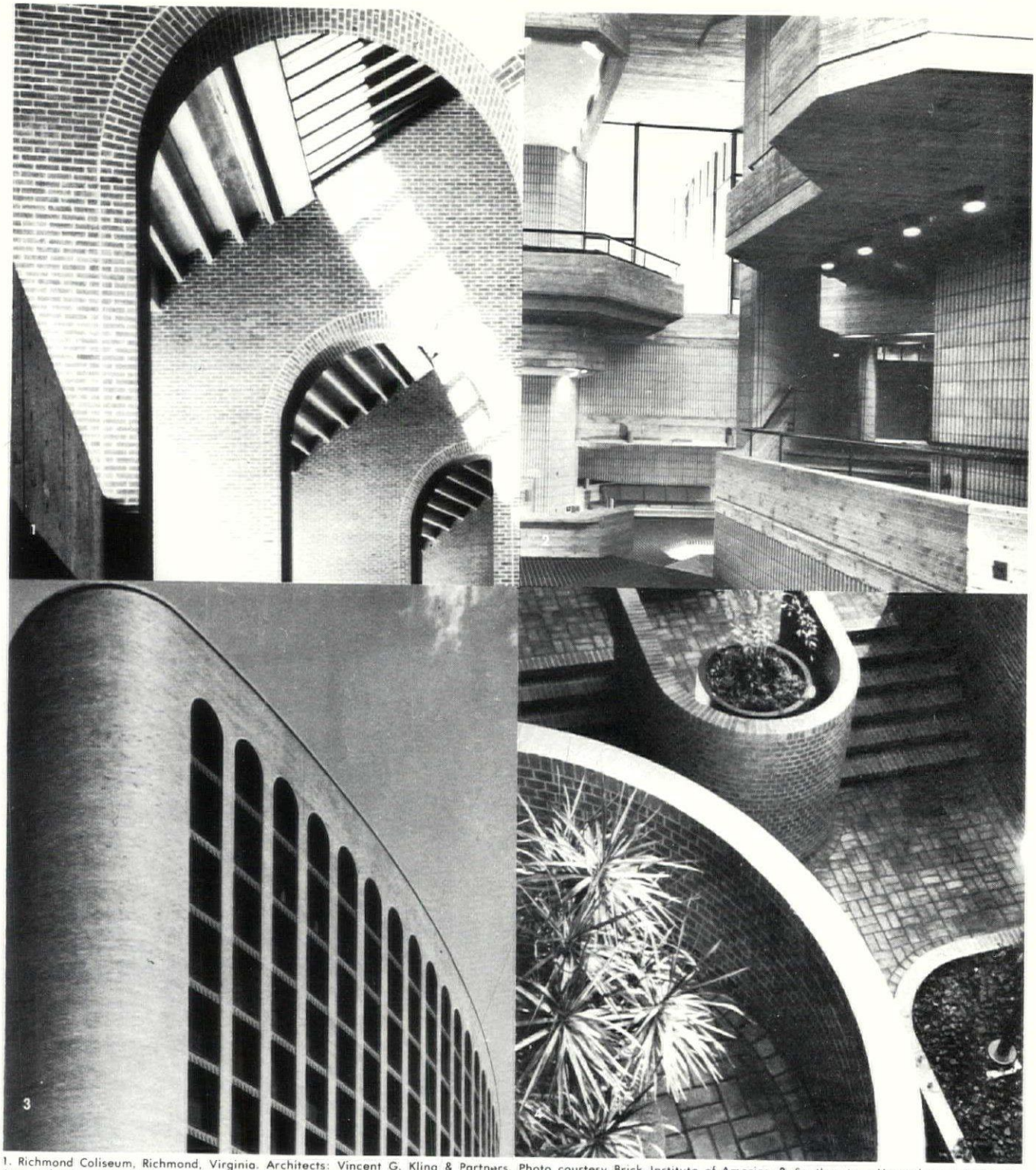

1. Richmond Coliseum, Richmond, Virginia. Architects: Vincent G. Kling & Partners. Photo courtesy Brick Institute of America. 2. Southeastern Massachusetts University, Arts and Humanities Building, North Dartmouth. Associated Architects: Desmond & Lord, Inc., and Paul Rudolph, FAIA. Interior Consultant: Bill Bagnall Associates, Inc. 3. Public Service Alliance of Canada Building, Ottawa. Architects: Schoeler Heaton Harvor Menendez Associated Architects. Photo courtesy Brick Institute of America. 4. Executive Headquarters and Nassau Center Office, Hempstead Bank, Garden City, Long Island. Architects: Bentel & Bentel, AIA.

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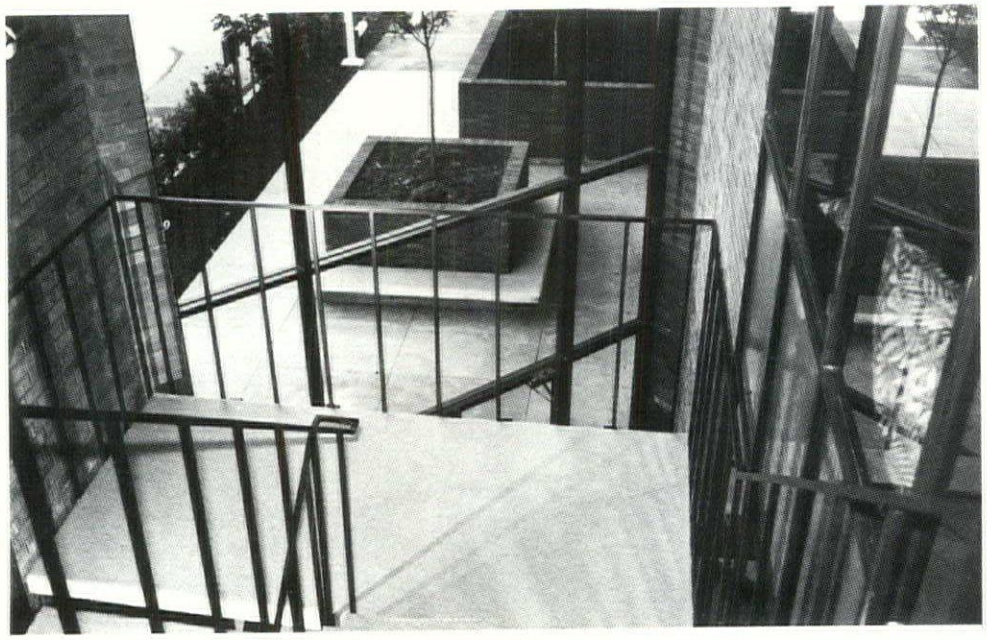

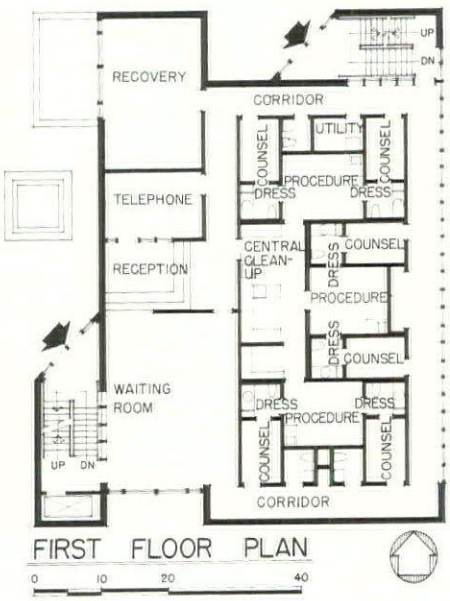

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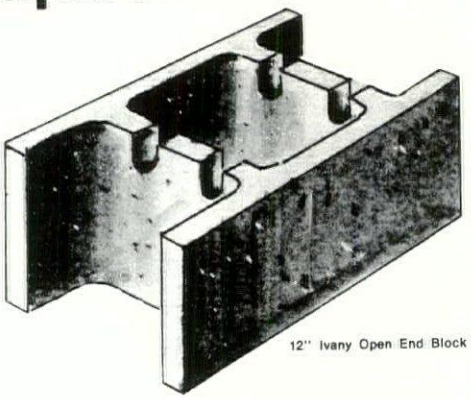

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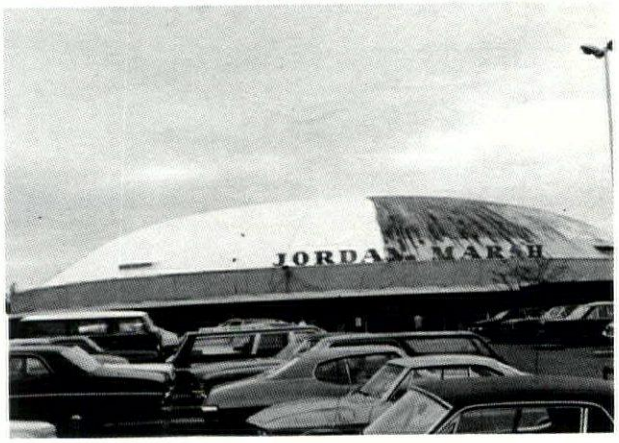

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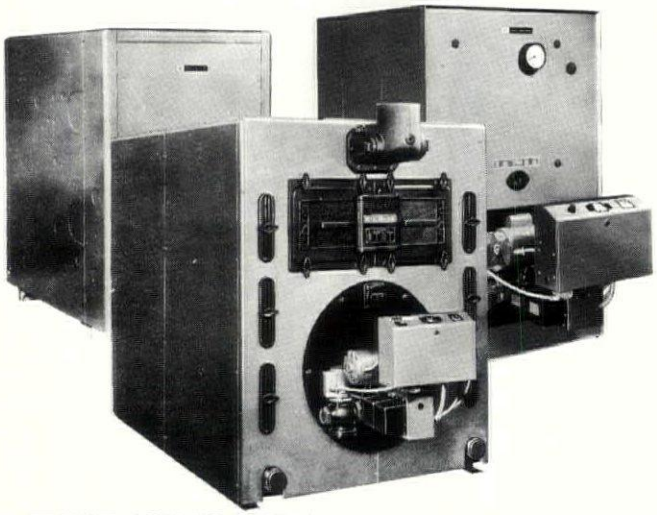

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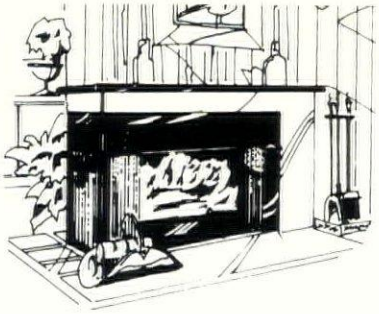

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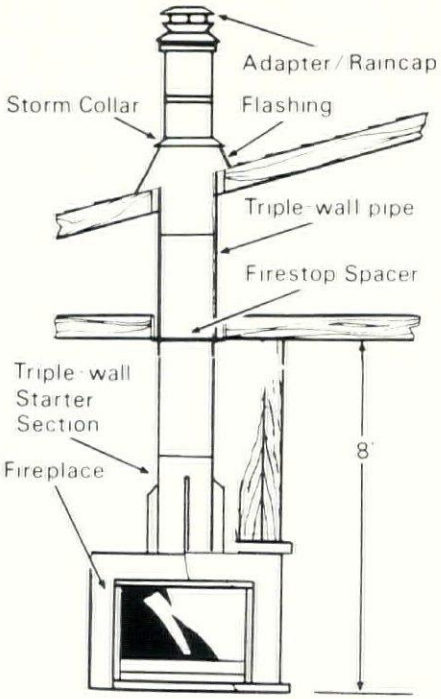

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Architects: *Strang Partners, Inc., Madison*

Owner: *General Casualty Company of Wisconsin, Madison*

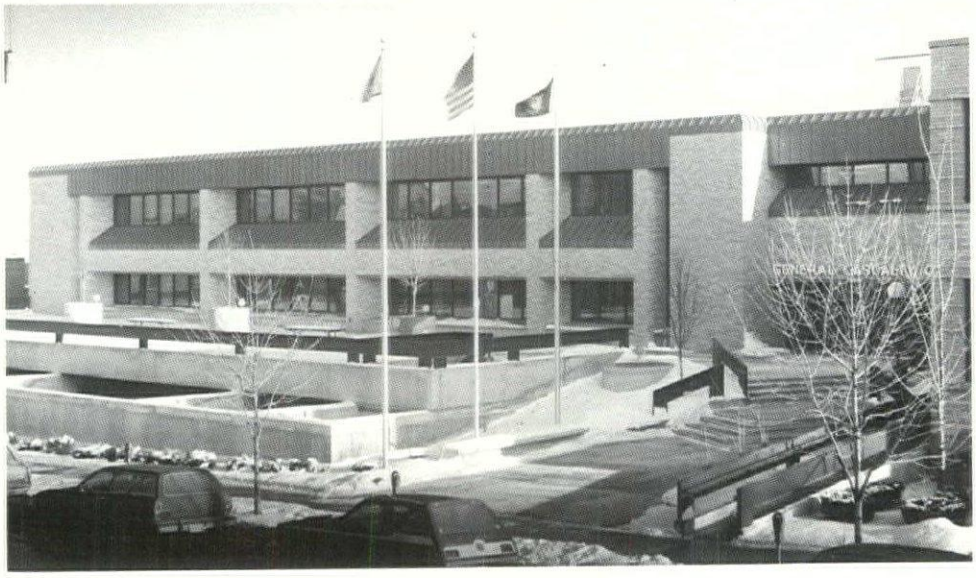
General Contractor: *John H. Findorff & Son, Madison*

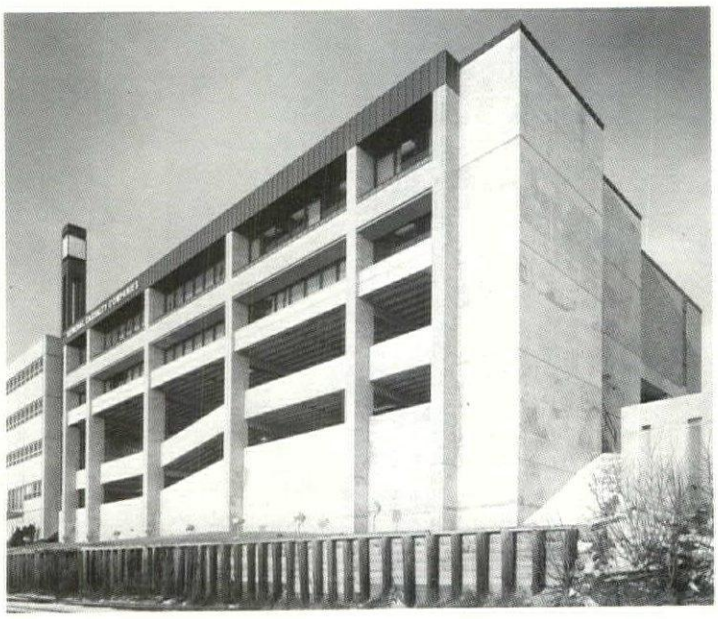
Consultants:

Structural: *Gilbert S. Feldman, Milwaukee*

Electrical: *Elwood Anderson, Verona*
Investment Services, Inc., Madison

Photos: *William Wollin Studios, Madison*





Program:

The architects were given two assignments: To study the relative merits of constructing additional office space at the present site, with additional off-street parking and to investigate three other alternatives which were to lease additional space needed; to sell the present property and relocate in an existing building; or to sell and build a completely new building at another location; to provide architectural services as required after the owners had chosen one of the above alternatives.

Solution:

The architects selected a firm of real estate analysts who worked with them in preparing a feasibility study which was then presented to the owners. They decided that adding to their present building was clearly indicated with provision of planning for expansion in stages as the growth of the company required.

The building as designed provides 31,000 sq. ft. of new space, to add to the existing space of 42,000 sq. ft. Covered parking for 76 cars is provided. The space is exclusively devoted to general and private offices with the necessary service areas. The architectural and structural design provides for expansion vertically as well as horizontally.

Exterior materials of brick, copper and exposed concrete give a proper base for future expansion of the structure.

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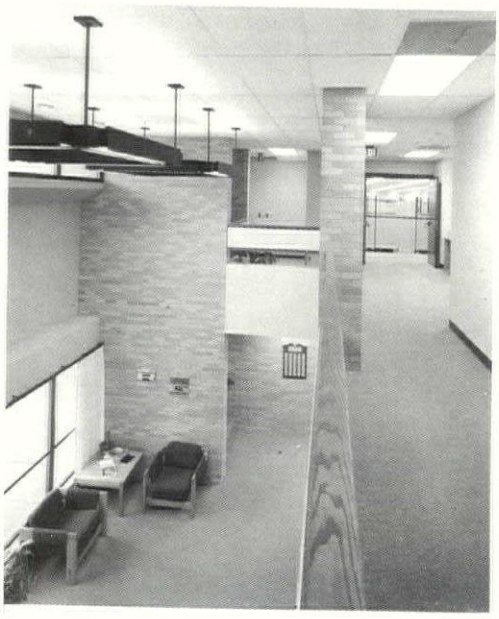

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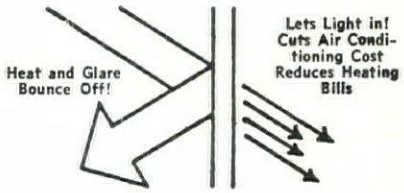

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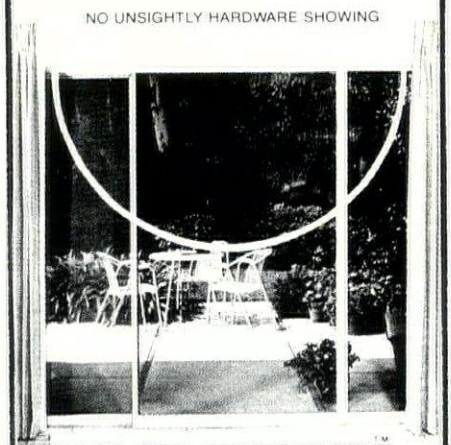

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First Federal Building Remodeling, Milwaukee

Architects:	*Kurtz Architects, Inc., Milwaukee*
Owner:	*First Federal Savings and Loan Association of Wisconsin, Milwaukee*
General Contractor:	*A. J. Heinen, Inc., New Berlin*
Consultants:	
Structural:	*Graef, Anhalt, Schloemer & Associates, Inc., Milwaukee*
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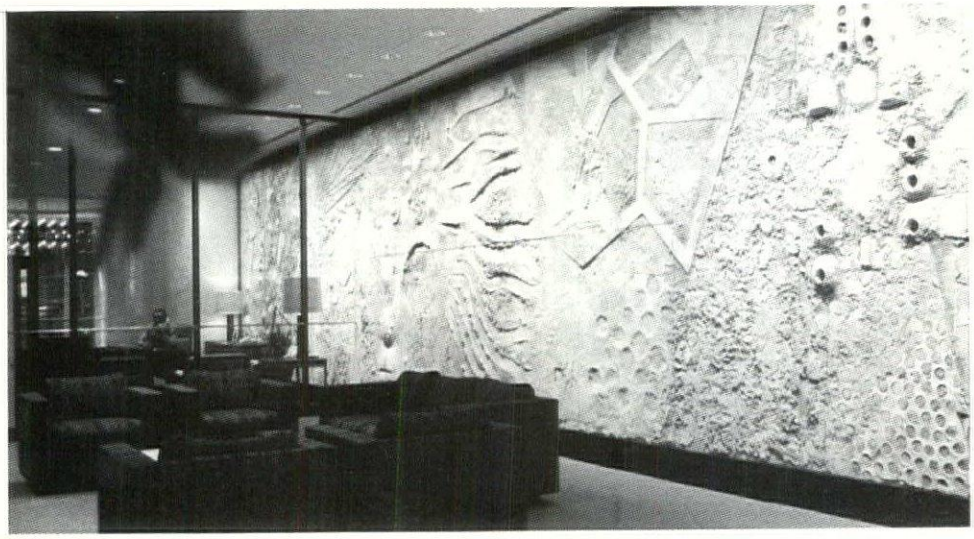
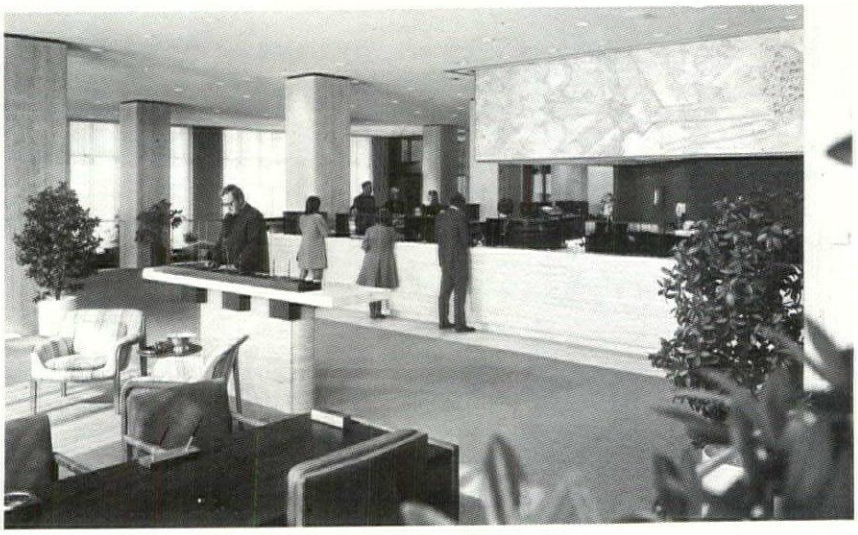




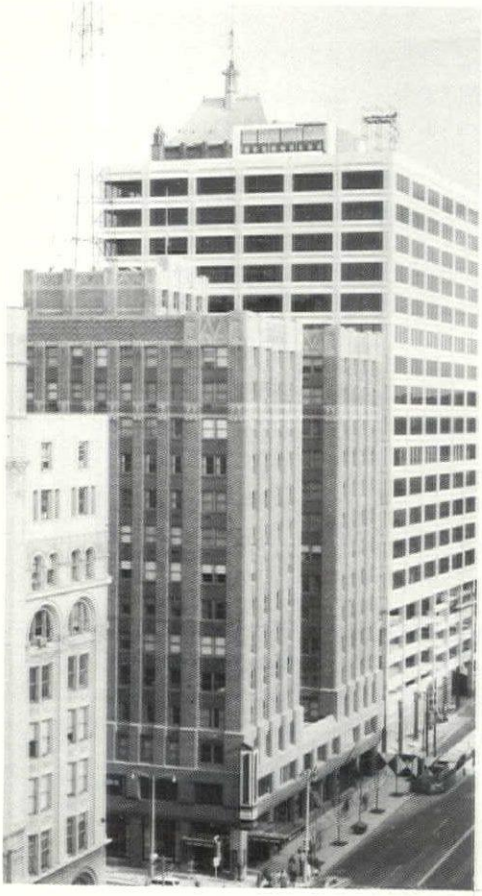
Program:

The objectives of the remodeling were two-fold: To create a fitting space for the downtown customer lobby of Wisconsin's largest savings and loan and, to enhance the rentability of the building at a reasonable cost to turn the existing yearly loss to a reasonable profit.

Several aspects of the remodeling were unique. The first floor consisted of several shops and lobby space on six different levels, the highest being 4½' above the lowest. The three new exterior entries had to meet City walks at both the highest and lowest plus a middle level. Elevator doors were at a fourth level. Tenant occupancy was to continue throughout the renovation. The economic life of the building was to be projected over as few years as possible with ten years being the maximum. The remodeling was to achieve maximum identity value.

Solution:

The primary challenge was the replacement of existing shops, which were very interesting to pedestrian traffic, with a financial institution that would create equal interest. Columns and windows were altered in depth and scale. Entries were recessed and covered with canopies. Clear glass was used to give maximum interest to the pedestrian's view of interior activity. An abstract mural and a photo mural of Milwaukee's skyline create additional interest. The upper floors of the building had good proportion and were left. A new base was designed. The six levels were reduced to three by filling lower levels. The building lobby and vestibules were refinished and treated with bare lightbulb systems.



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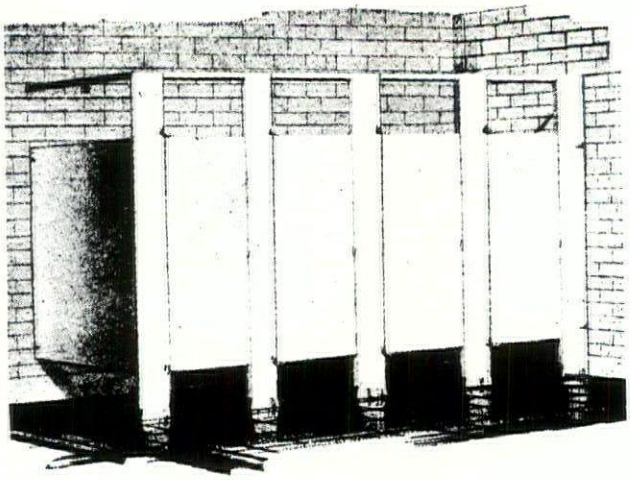

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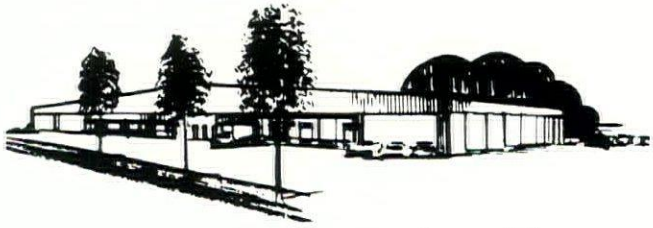

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First Wisconsin National Bank of Milwaukee

Architects:	*Schuett, Erdmann and Gray, Architects III, Inc., Milwaukee*
Owner:	*First Wisconsin National Bank of Milwaukee*
General Contractor:	*Selzer-Ornst Co., Milwaukee*
Consultants:	
Structural:	*Strass-Maguire & Associates, Inc., Milwaukee*
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Photos:	*Richard F. Bauer, Brookfield*

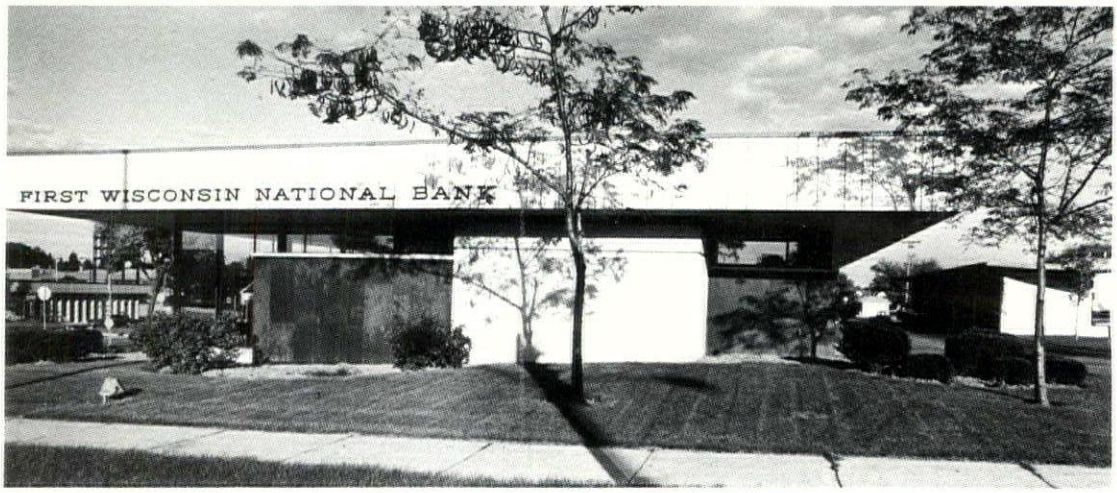
Program:

To design a uniform design concept for the expanding branch banking system for the First Wisconsin National Bank of Milwaukee. The client required simplicity, security, circulation adaptability and a moderate budget. Although the units would probably vary in size, orientation and site requirements, the design was to express a strong and readily identifiable image for the Bank. Visual observation of the banking floor from the exterior was stipulated as prime criterion.

Solution:

The design was developed to represent the client on sites ranging from local business communities to suburban shopping center locations. The simplicity of the design was intended to accomplish compatability with neighboring buildings in varied site situations. The three basic components of the design — the building, logo pylon and drive-in units were intentionally separated to afford advantageous placement in adapting the design to its various intended sites. The separation also precluded the necessity for structural redesign when placing these components in other arrangements.

By modern banking standards, the security of bank funds is established within the vault. The solid, bush-hammered concrete surfaces of the vault stand in strong contrast to the large expanses of glass.



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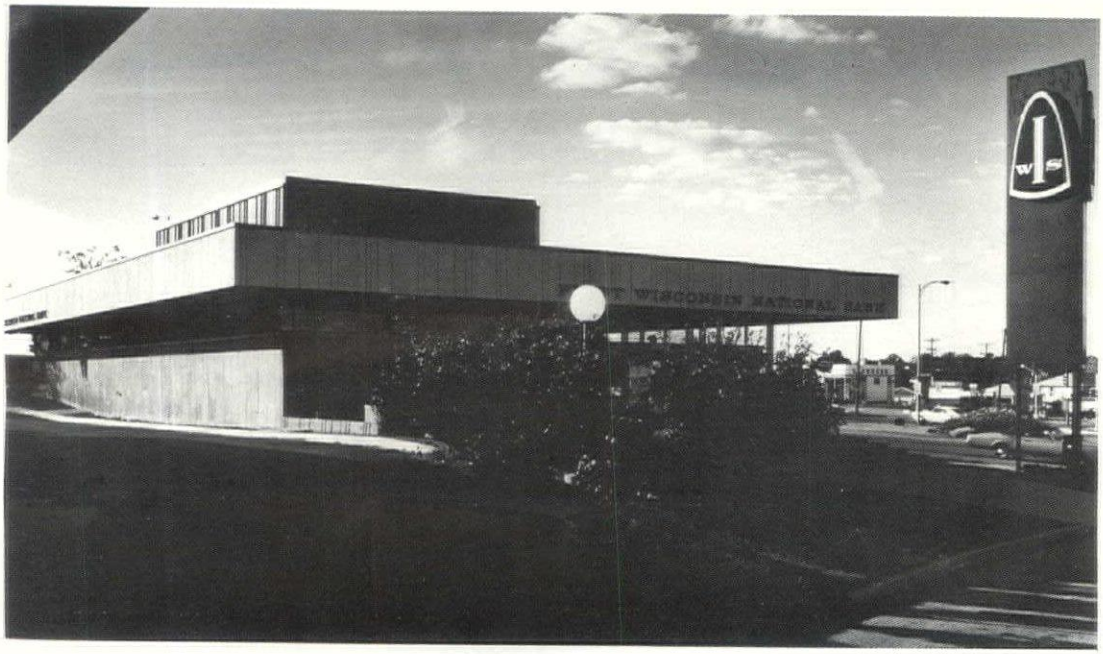

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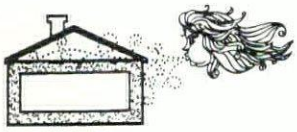

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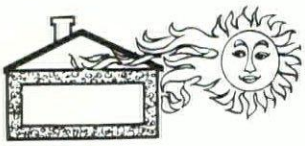

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Regal Ware Administrative Center, Kewaskum

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Owner:	*Regal Ware, Incorporated, Kewaskum*
General Contractor:	*T. V. John & Son, Inc., Elm Grove*
Consultants:	
Structural:	*Strass-Maguire & Associates, Milwaukee*
Plumbing:	*Holland & Kurtz, Inc., Milwaukee*
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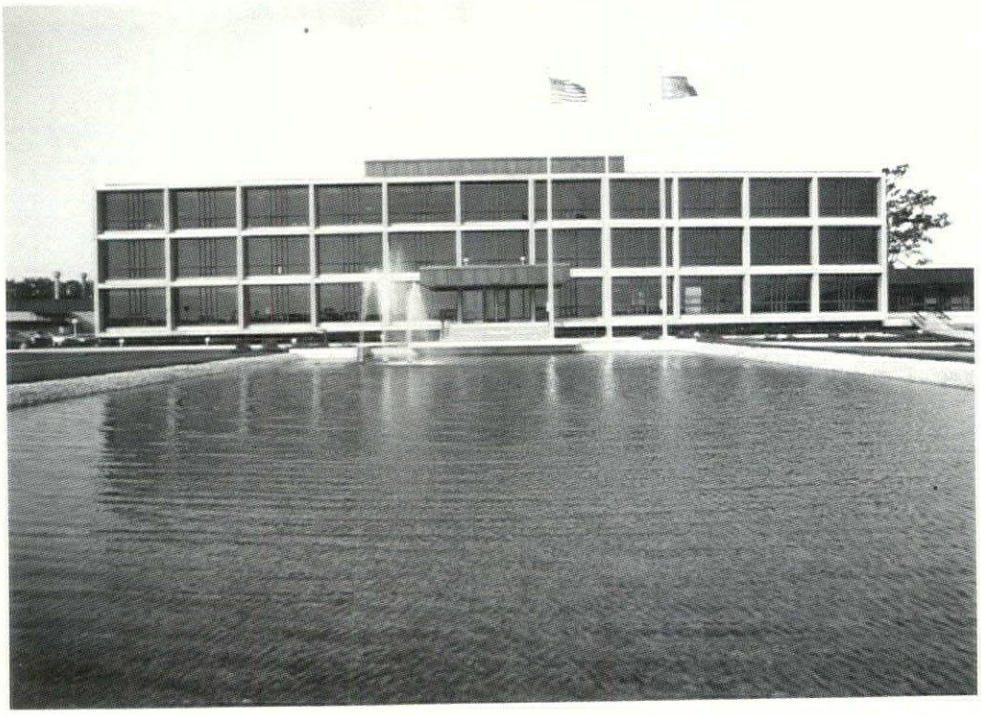

Program:

A kitchen utensil manufacturer required an administrative center of approximately 70,000 sq. ft. The building was to be planned in stages to meet the needs of the rapidly expanding company. The complex was to reflect the image of the national headquarters for five large manufacturing plants throughout North America. The proposed building was to be so located that it backed up to a 40 year old manufacturing facility, and facing the Village high and grade school. The two schools and the project are the three major buildings in the community. The site is adjacent but not abutting a river and overlooks wooded hills and lands of the Kettle Moraine, a scenic glacial reserve. The owner wanted the buildings to be oriented toward the natural surrounding environment.

Solution:

The architect projected a master plan to be accomplished in three phases. The Computer and Accounting Center was completed in 1968. Executive and administrative offices, sales showroom and sales offices were completed in 1972. Phase three is yet to be built.

The building complex was oriented with expansive glass areas overlooking the schools and scenic areas to the east and north. The rear of the complex facing the factory, has limited glass areas to both minimize view of the older industrial building and reduce heat gain loads on the south and west facades of the building.

The architects incorporated a parkway in their master plan along the Milwaukee River, not Regal Ware's property. The master plan and model of the development were presented to the Village Board which approved the concept and acquired the property for the parkway as proposed. Thus Regal Ware benefitted for their new facility and the community preserved a very scenic natural area.

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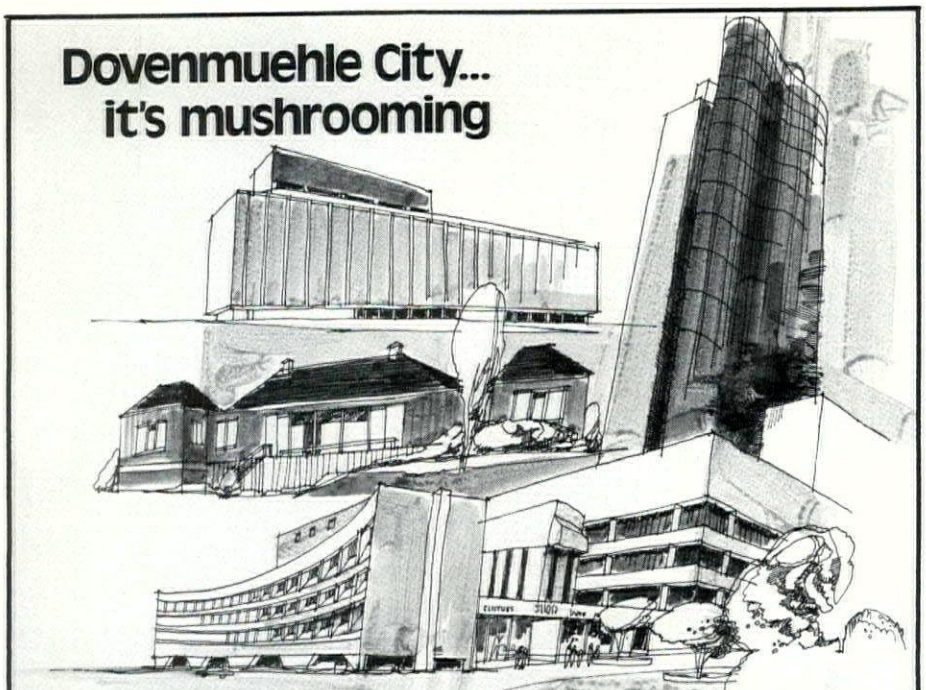

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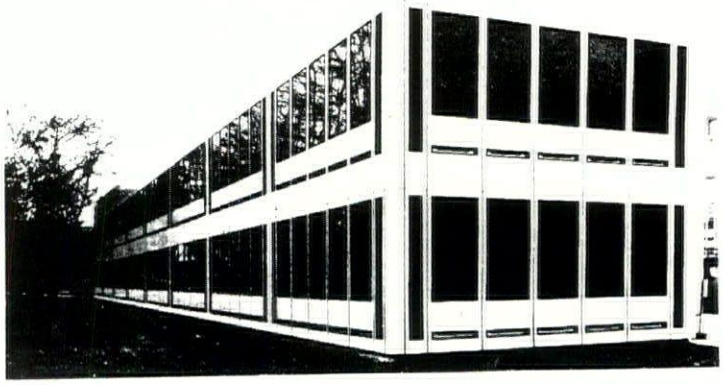

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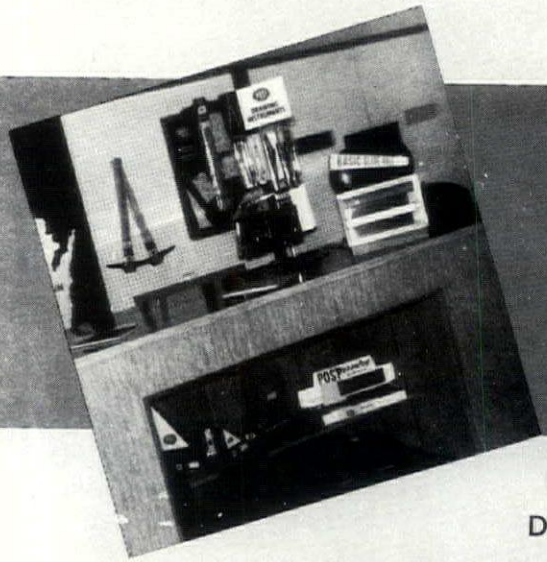

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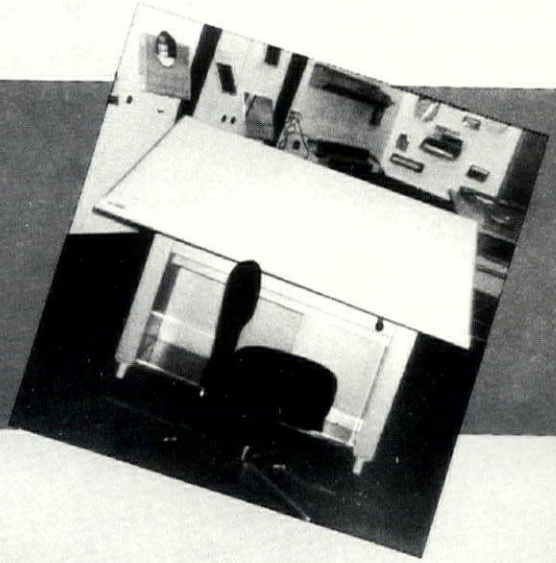

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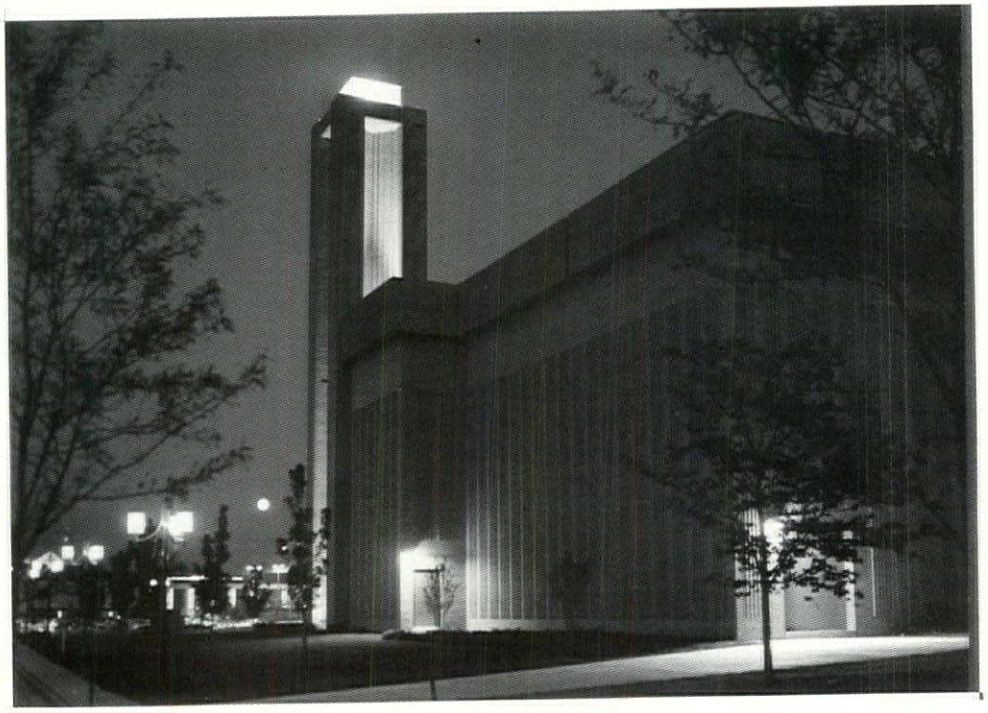
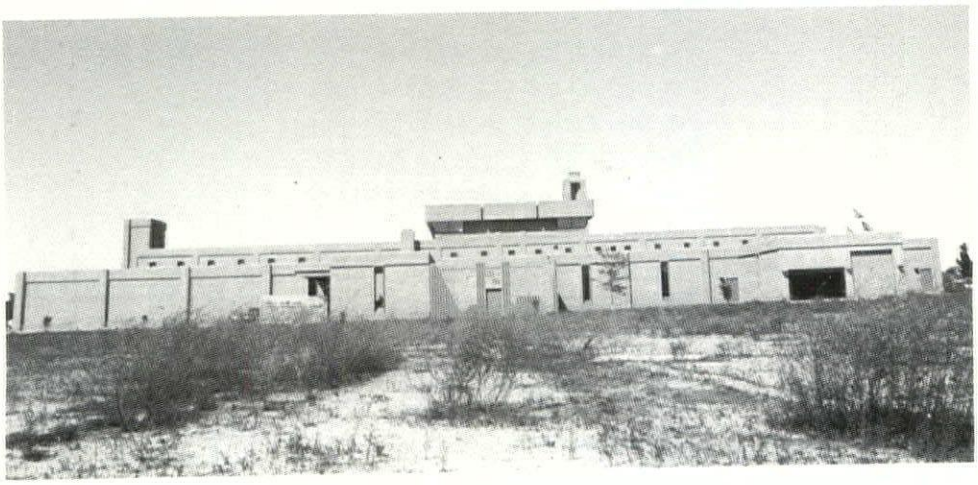
Bowlers' Building, Milwaukee

Architects:	*Design by Selzer, Inc., Elm Grove*
Owner:	*Bowlers' Building Corporation*
General Contractor:	*Selzer-Ornst, Milwaukee*
Consultants:	
Structural:	*Gilbert S. Feldman, Milwaukee*
Plumbing:	*Ralph Futh Associates, Milwaukee*
Heating, Ventilating:	*Fred L. Mayer, Milwaukee*
Electrical:	*Elwood & Anderson & Associates, Verona*





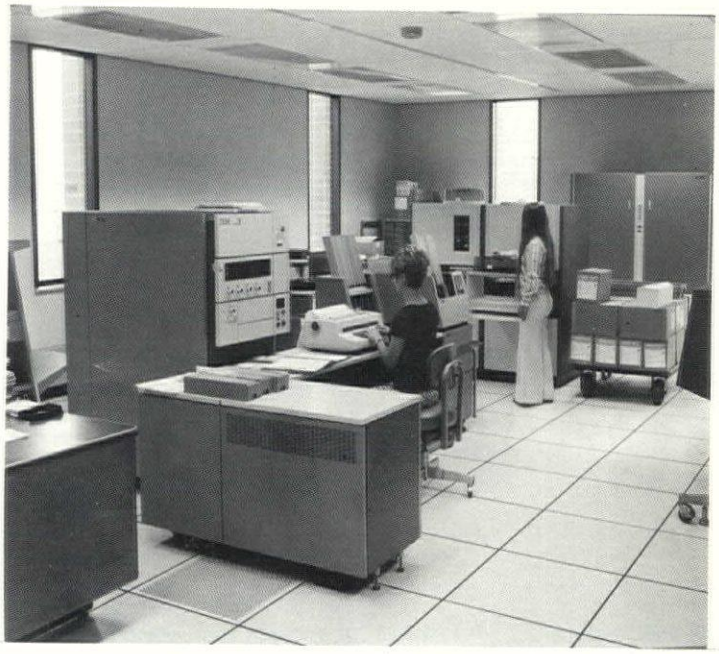
Program:

Two similar administrative businesses wished to combine forces to cut some areas of duplication where the same equipment can be used by both, such as computer functions, accounting, paper handling and processing and a Hall of Fame and Museum. The two businesses, the Women's International Bowling Congress, formerly of Columbus, Ohio and the American Bowling Congress. These two clients are of equal importance and have the same executive structure which necessitated symmetrical design for equal importance of location and view.

A site had to be located which was capable of taking care of the building and parking needs. This site also had to be near an airport and expressway system. Elected officers of the organizations come from every state and frequent meetings are held.

Solution:

A site of 10 acres, five miles from the Milwaukee Airport and one half mile from the freeway, across from the Southridge Shopping Center at S. 76th St. was acquired. The building was designed around a north-south circulation axis. The main core of the building is a two-story office section running east and west with a one story paper handling and storage section to the south paralleling the office section. This portion also houses mailing facilities and loading docks. To the north of the office core lies the Museum on the first floor and the Hall of Fame on the second floor with public relations department on the third floor and a conference area extending to the south over a portion of the office area. The north wing is flanked by an 80 floor illuminated tower referred to as the "Tower of Fame". 8.2 million bowlers are serviced and administered to.



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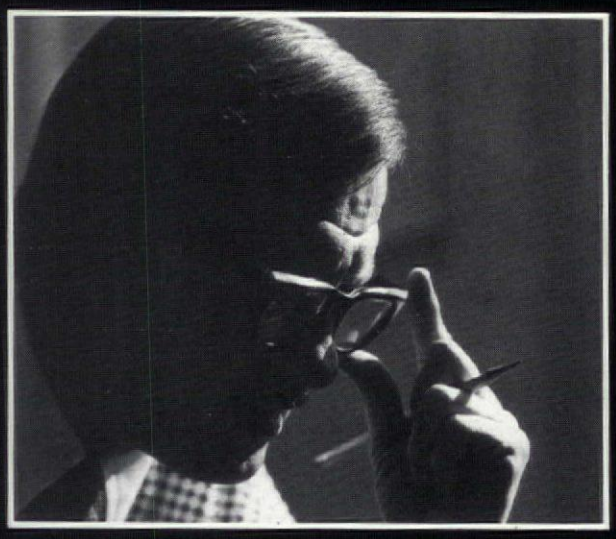

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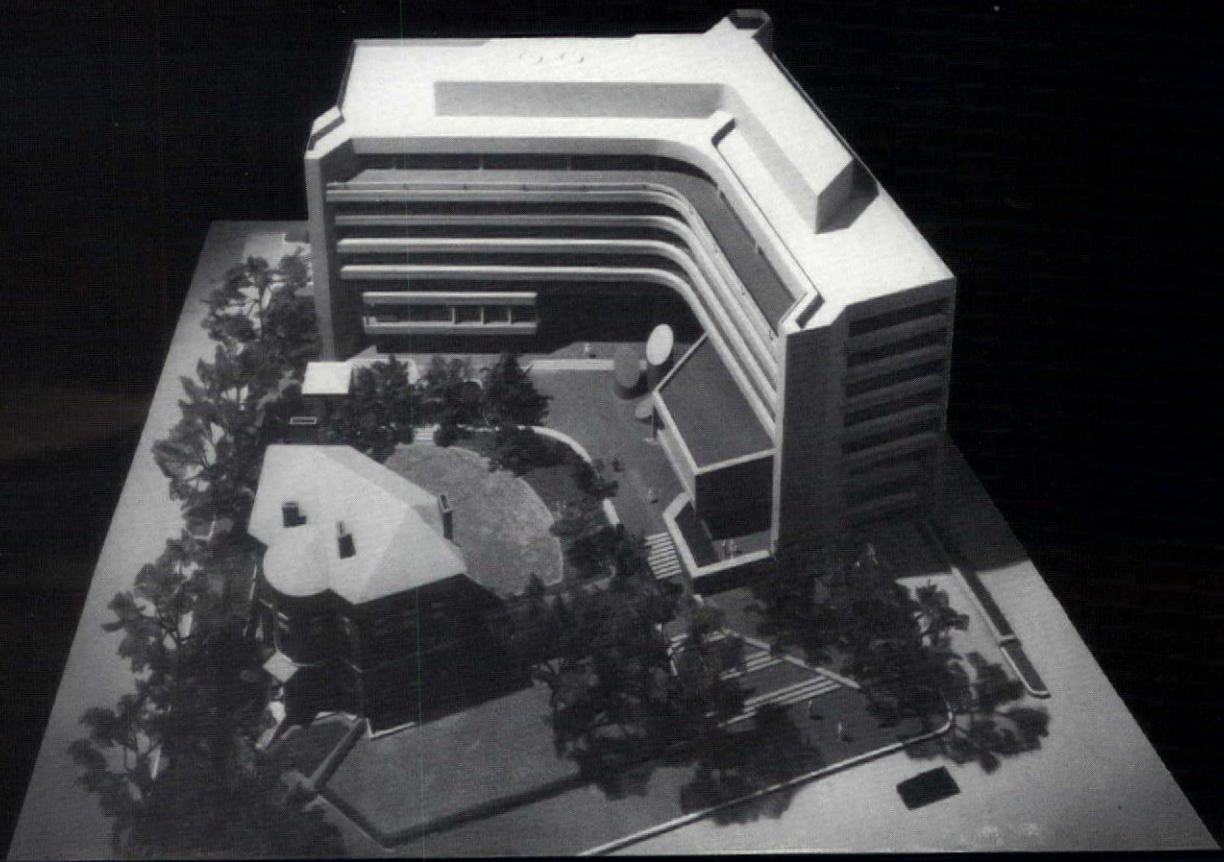


Valley Bank, Kewaskum

Architects: *Zwack Associates, Ltd., Appleton*

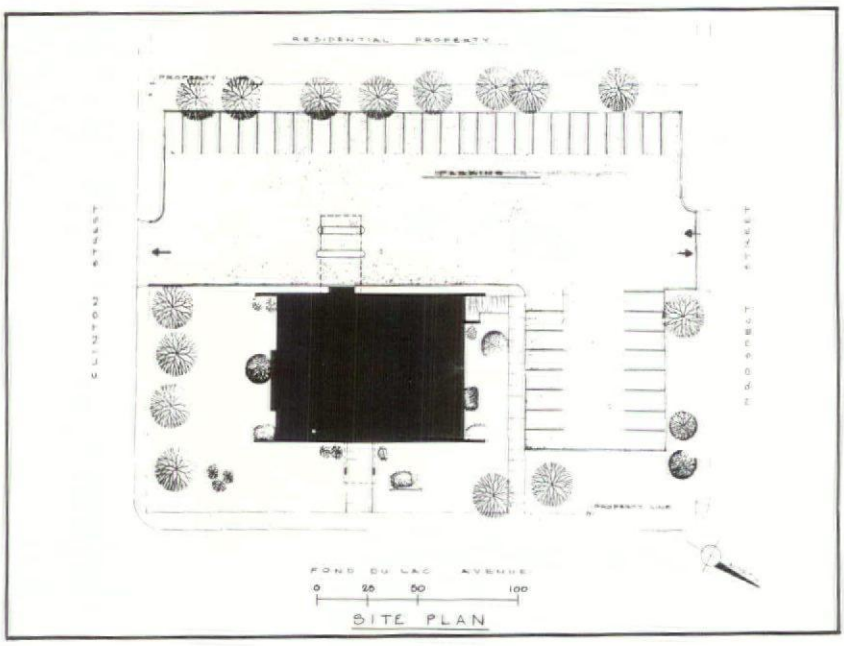
Owner: *Valley Bank, Kewaskum*

General Contractor: *A. J. Despins & Son, Inc., Green Bay*

Consultants:

Electrical: *W. O. Rowe, Appleton*

Heating and Ventilating: *Ray Olson, Green Bay*



Program:

To design a single story with basement structure to provide the necessary facilities for a growing bank in a small community. The building was to be reflective of the client's status in the community and to be free of interior columns for flexibility and open ended future expansion.

Solution:

Because Fond du Lac Avenue is the main street through town, carrying heavy traffic, it was determined that a rectangular building, set back 30 to 40 feet from the sidewalk, without vehicle access would give the structure a proper setting. Access to parking and drive-up tellers was provided from two side streets. The future needs of the bank were analyzed and taken into consideration in the final determination of the size and form including the possible need for expansion of the building in either direction.

The architects used a simple exposed precast concrete column and beam structural system with brick masonry corners at the perimeter of the building, supporting a roof system consisting of ten 10-foot wide, 36 inch deep, concrete tees, accomplishing a 66 foot clear span, column free interior space. Spaces between the columns, beams and legs of the tees were filled with glass. All interior walls and partitions on the first floor with the exception of the vault walls are non-bearing and could be removed. The exterior north and south walls are also non-bearing and can be removed for future expansion as required.

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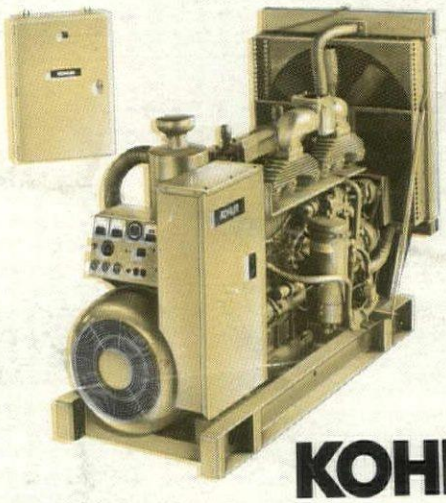

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